

Together with all and singular the buildings thereon, and all the rights, ways, privileges, and appurtenances thereunto belonging, or in anywise appertaining.

Provided that if said Mortgagors shall pay said Mortgage debt and the interest thereon to accrue in the time limited for the payment of same and shall perform all covenants and conditions herein all and part to be performed, then this mortgage shall be void.

And said Mortgagors hereby covenant that they will pay said Mortgage debt and interest thereon to accrue at the time limited for the payment of the same and will pay all taxes and assessments levied against said property and perform all of the covenants and conditions herein all and part to be performed and will keep the improvements on said real estate in good repair, and insured against loss by fire in some reputable insurance company and will have the policy so framed or endorsed, as in case of loss, to inure to the benefit of the Mortgagees to the extent of their claim hereunder.

And it is hereby agreed that until default be made by the Mortgagors in the premises they shall occupy and possess the aforementioned premises as their real estate therein.

But if default be made in the payment of said Mortgage debt or the interest thereon to accrue at the time limited for the payment of the same, or in the performance of any covenant or condition of this mortgage, then it shall be lawful for the Mortgagees, their personal representatives, or assigns to enter upon said real estate and sell the same at the Court House Door, in Frederick City, Frederick County, Maryland, said sale to be made after giving notice of the place, manner and terms of sale by advertisement in some newspaper published in said Frederick County, once a week for three successive weeks prior to the day of sale, and the proceeds arising therefrom shall be applied first to the payment of all costs and expenses incident to such sale, including the usual Chancery Commission for sale of real estate and a reasonable counsel fee, then to the payment of said Mortgage debt and the interest thereon, and the surplus, if any, to be paid to the Mortgagors or to whomsoever may be entitled to the same.

And it is further agreed that upon default by the said Mortgagors, the said Mortgagees shall have the right to enter up judgment on the note for which this Mortgage is security, and issue execution upon any and all property of the said Mortgagors.